



Department of Design, Construction and Land Use

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE

Address of Proposal: 151 S. Lander Street

Master Use Permit to subdivide one parcel of land into two parcels of land. Proposed parcel areas are: Parcel A) 51,534 square feet and Parcel B) 61,823 square feet. Existing structures would remain.

Short Subdivision - to divide one parcel of land into two parcels.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

The 2.6-acre proposal site is located in a General Industrial (1G1-U85) zone in the south Seattle industrial area. The property is located on the southeast corner of S. Lander Street and Occidental Avenue S. The property is entirely paved and is developed with two, single story, office/light manufacturing buildings and parking for 74 vehicles. Access to the parcels is via S. Lander Street, which at this location is a four lane arterial that is developed with curbs gutters

and sidewalks on both sides of the street and via Occidental Avenue S., which at this location is a paved industrial street with sidewalk and gutter on the west side of the street.

The subject property is within the Duwamish Manufacturing /Industrial Center planning area and is also identified as an Environmentally Critical Areas (ECA) Liquefaction Prone area.

Area Development

The surrounding neighborhood is developed with a mixture of industrial and commercial uses consistent with the underlying IG-1 zoning.

Proposal Description

The applicant proposes to short subdivide one parcel of land into two parcels, Parcel A) 51,534 square feet and Parcel B) 61,823 square feet. The proposal would divide the property roughly in half with one structure, currently in use as a medical service office on proposed Parcel A and the other structure, in use as an office/light manufacturing facility. Parcel A would have 54 parking stalls and Parcel B would have 20 stalls. Access to proposed Parcel A would be from S. Lander Street and via an access easement over a shared driveway divided between the two parcels. Parcels B would have access via the same shared access driveway located on the north side of the lot and an existing driveway on the south side of the property, fronting Occidental Avenue S. All of the existing structures and parking would remain.

Public Comments

No comments were received during the public comment period which began February 27, 2003 and ended March 12, 2003.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Design, Construction and Land Use (DCLU); review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light; and, review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions;

The lots created by the proposed short subdivision would conform to all development standards of the IG1-U/85 zone. The lot configurations provide adequate area for the existing development to meet applicable density, setbacks, lot coverage requirements and other land use code development standards for the parcels.

The Seattle Comprehensive Plan's land use policies for industrial areas generally are designed to preserve the industrial character of the surrounding neighborhood and encourage economic development. The proposed short subdivision would create a new lot for title transfer only and

all existing development would remain. Therefore, this proposal is consistent with applicable land use policies.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;

The proposed parcels will have adequate vehicle and utility access to the abutting industrial streets. The Seattle Fire Department provides emergency vehicle access to the site and has approved the proposal. Seattle City Light provides electrical service to the subject property and has indicated that an easement for electrical facilities will be necessary for the proposal. The entire easement, referred to as "P.M. #240408-3-005" must be shown on the final mylar. Also, all existing utility lines must be shown on the face of the plat.

3. Adequacy of drainage, water supply, and sanitary sewage disposal;

The existing structures located upon the proposed site have single sidesewer connections to the 48-inch Metro sanitary sewer located in Occidental Avenue S. There is also a 96-inch Metro sanitary sewer located in S Lander Street.

There is a 12-inch public storm drain (PSD) on the west side of Occidental Avenue S. and a 90-inch PSD on the south side of S Lander Street. The proposal site has a common drainage system that discharges to the 12-inch PSD in Occidental Avenue S. These PSD's discharge to a Designated Receiving Water.

Seattle Public Utilities reviewed the short subdivision application and approved a Water Availability Certificate, No. 2003-0151, on February 18, 2003. All conditions on the certificate must be met prior to receiving water service.

4. Whether the public use and interests are served by permitting the proposed division of land;

The proposed subdivision is consistent with relevant Industrial 1 zone land use policies and meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. The public use and interests are served by permitting the proposed division of land.

5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;

The proposal site contains a liquefaction prone environmentally critical areas as defined in Seattle Municipal Code Chapter 25.09, however, no construction is proposed at this time.

6. Is designed to maximize the retention of existing trees;

This criteria is not applicable to this short subdivision.

7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

This criterion is not applicable to this short subdivision.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED** subject to the following conditions:

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and responsible party(s) shall:

1. Provide final recording forms and fees. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.
2. Add the conditions of approval after recording on the face of the plat, or on a separate page if needed. If necessary, renumber the pages.
3. The location of existing utility lines shall be shown on the face of the plat.
4. Provide a current signature page (sheet 1), correcting DCLU title and department director.
5. Rename Parcel 1 and 2 to Parcel A and B
6. The Seattle City Light easement referred to as "P.M. #240408-3-005" shall be included in its entirety on the face of the final plat.

Signature: (signature on file) Date: June 12, 2003

Carol Proud, Senior Land Use Planner
Department of Design, Construction and Land Use
Land Use Services